King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 18- Eastern West Seattle
Previous Physical Inspection: 1996

Sales - Improved Summary:
Number of Sales: 329
Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	$31,600	$88,700	$120,300	$134,200	89.6%	15.14%
1999 Value	$33,400	$97,800	$131,200	$134,200	97.8%	14.74%
Change	+$1,800	+$9,100	+$10,900		+8.1%	-0.40%
%Change	+5.7%	+10.3%	+9.1%		+9.1%	-2.64%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.40% and -2.64% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	$32,800	$88,400	$121,200
1999 Value	$34,700	$98,100	$132,800
Percent Change	+5.79%	+10.97%	+9.57%

Number of improved parcels in the Population: 2,686

The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Plat 2 (Major numbers 731240 and 731290) , Grade 6, Fair Condition, and 1.5 Stories** (see page nine for variable definitions). Parcels that are in the **Plat 2** location, **Grade 6,** or **1.5 Stories** indicate individual adjustments due to their lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. Parcels **that are in Fair Condition** had higher average ratios than other parcels, so the model adjusts these properties upward less than others. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

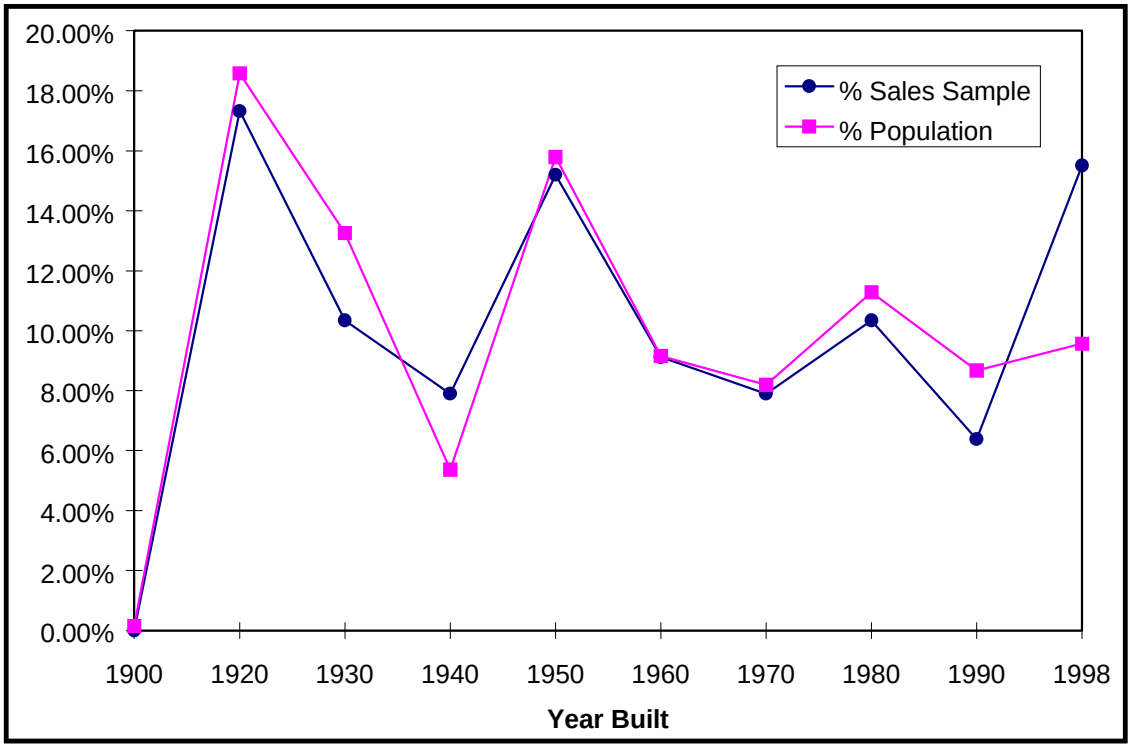
Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1900	0	0.00%
1920	57	17.33%
1930	34	10.33%
1940	26	7.90%
1950	50	15.20%
1960	30	9.12%
1970	26	7.90%
1980	34	10.33%
1990	21	6.38%
1998	51	15.50%
	329	

Population

Year Built	Frequency	% Population
1900	4	0.15%
1920	499	18.58%
1930	356	13.25%
1940	144	5.36%
1950	424	15.79%
1960	246	9.16%
1970	220	8.19%
1980	303	11.28%
1990	233	8.67%
1998	257	9.57%
	2686	



The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	3	0.91%
1000	150	45.59%
1500	145	44.07%
2000	22	6.69%
2500	6	1.82%
3000	3	0.91%
3500	0	0.00%
4000	0	0.00%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
	329	

Population		
Above Gr Living	Frequency	% Population
500	32	1.19%
1000	1124	41.85%
1500	1229	45.76%
2000	205	7.63%
2500	66	2.46%
3000	23	0.86%
3500	5	0.19%
4000	2	0.07%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
	2686	

The sales sample adequately represents the population.

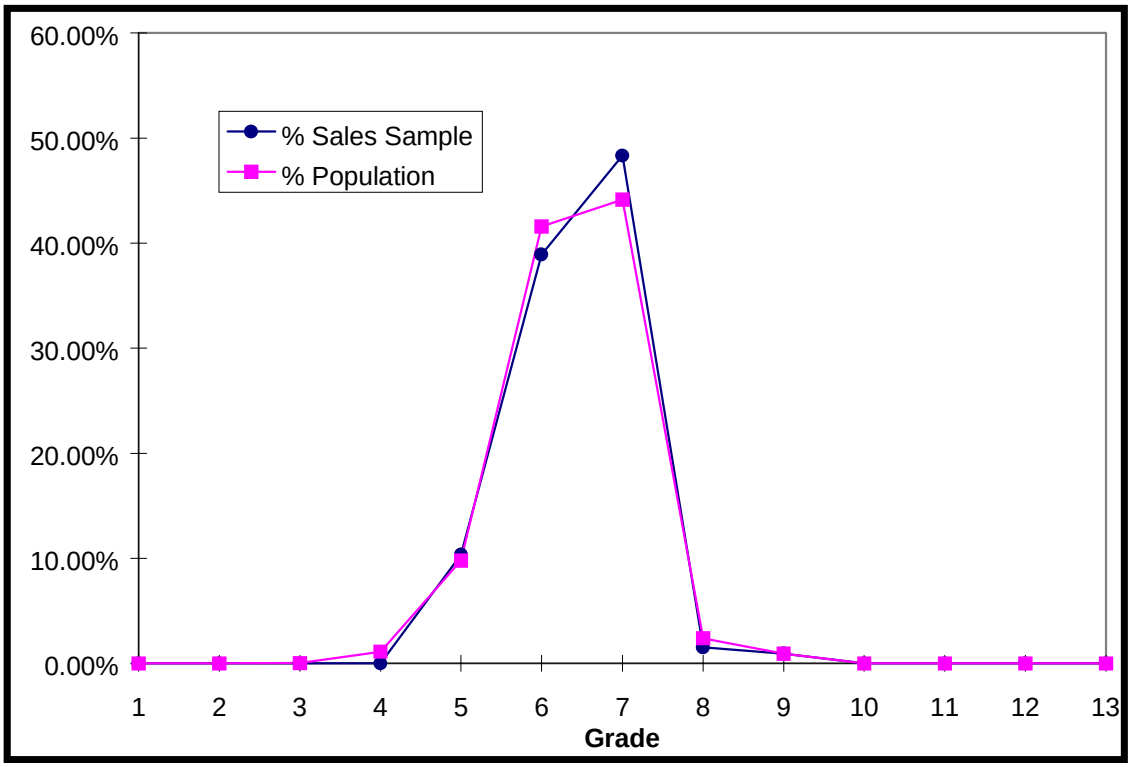
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	34	10.33%
6	128	38.91%
7	159	48.33%
8	5	1.52%
9	3	0.91%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	329	

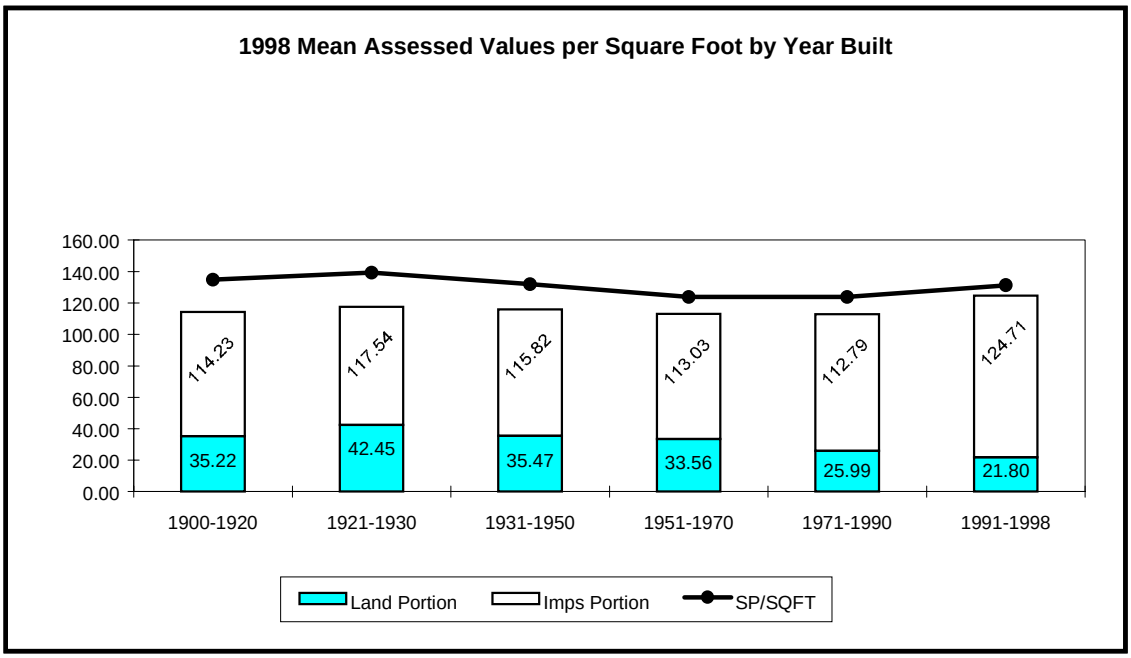
Population

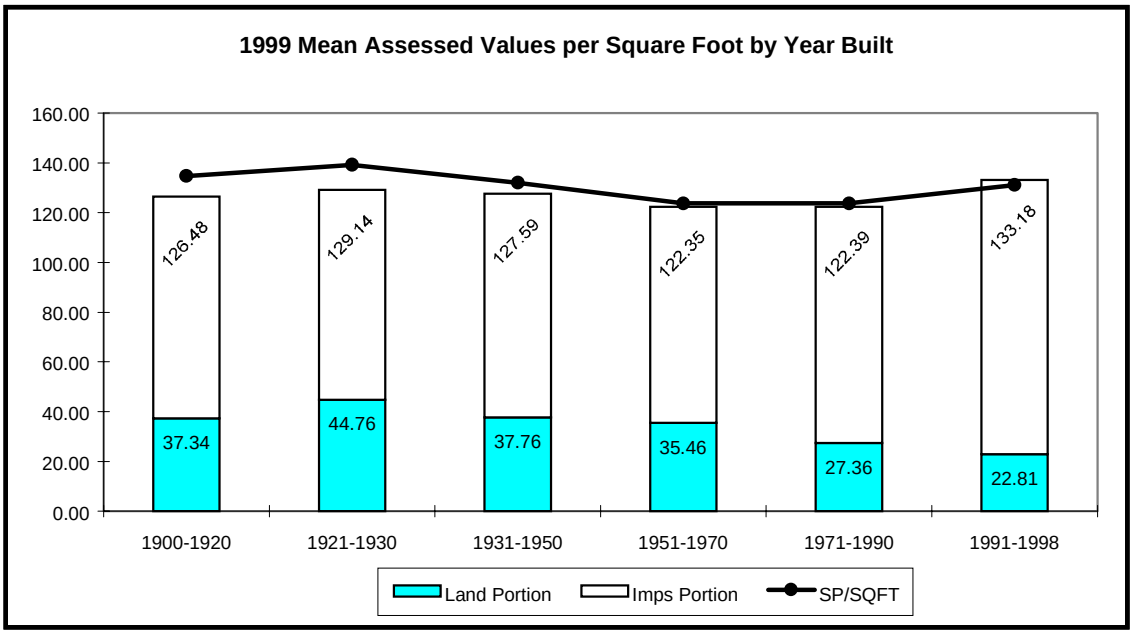
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.04%
4	30	1.12%
5	263	9.79%
6	1117	41.59%
7	1186	44.15%
8	64	2.38%
9	25	0.93%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	2686	



The sales sample adequately represents the population.

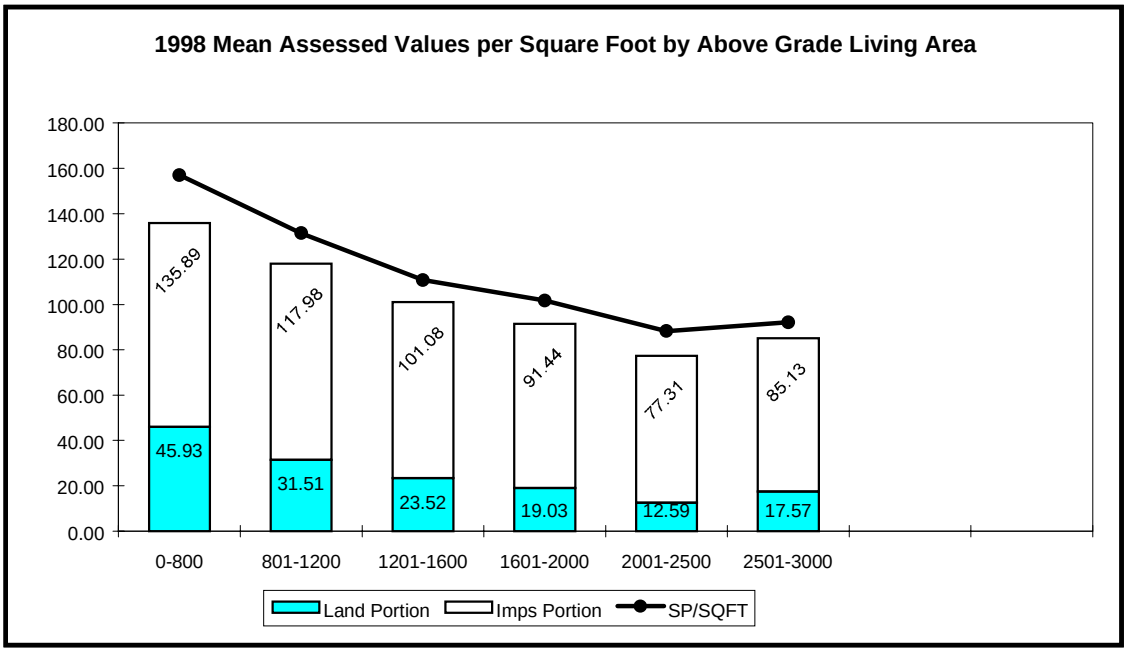
Comparison of 1998 and 1999 Per Square Foot Values by Year Built

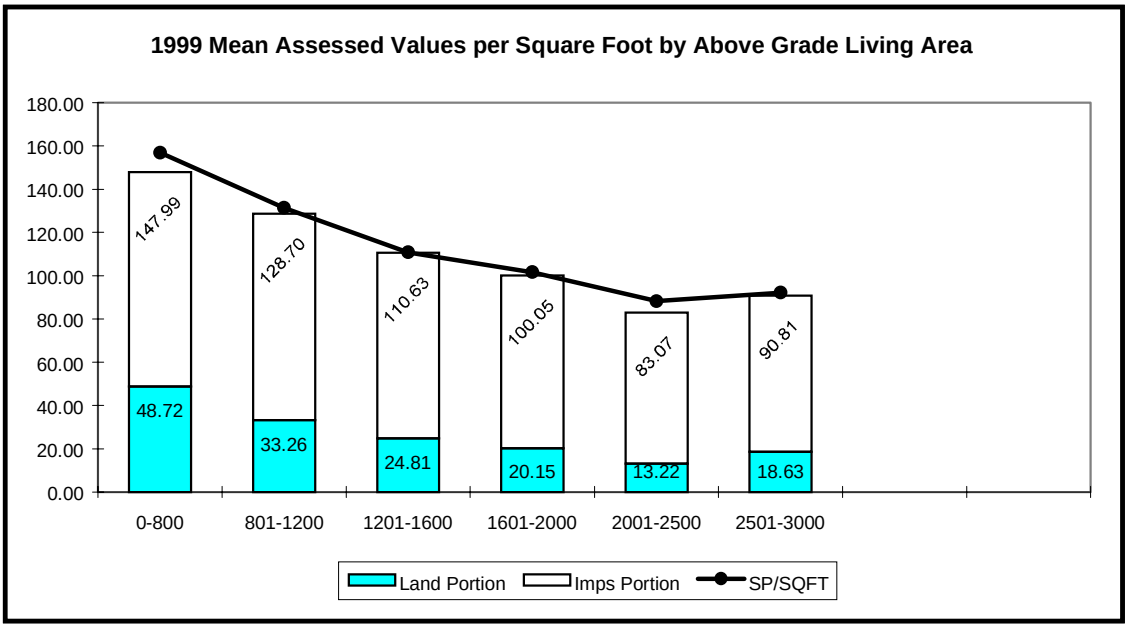




These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

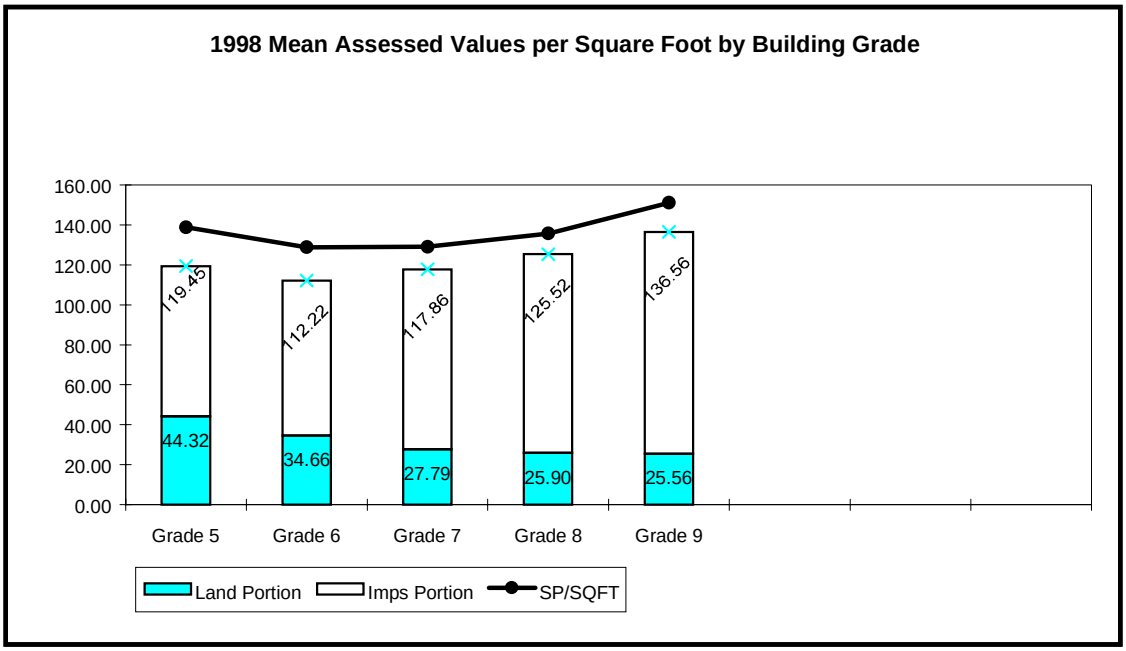
Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area

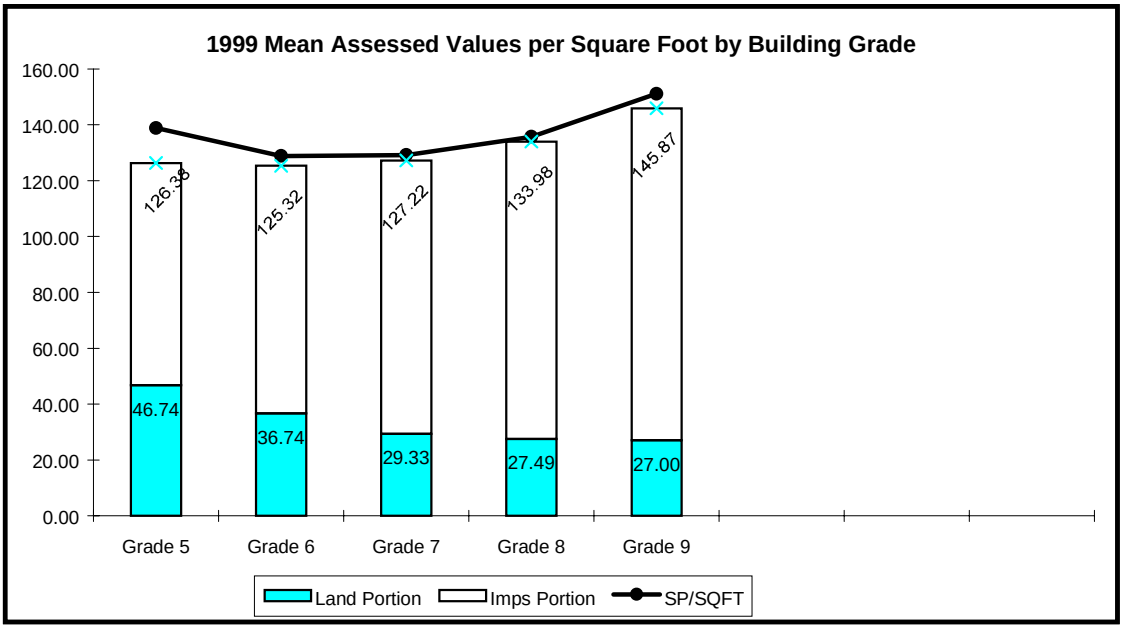




These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade





These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.